

Columbia, Missouri

Development Code Update

Review of Module 2

November 13, 2014



PRESENTATION OVERVIEW

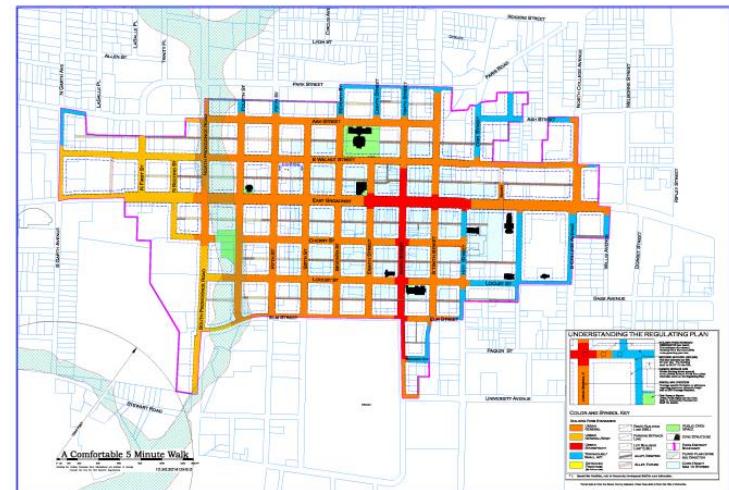
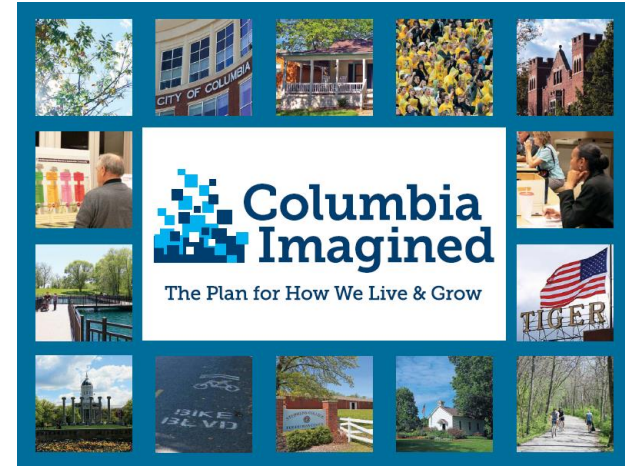
- **Overview of Development Code Update Project**
- **Module 2: Form and Development Controls**
- **Next Steps**
- **Questions and Discussion**

DEVELOPMENT CODE UPDATE PROJECT

PROJECT GOALS

Revise and Integrate Chapters 25 (Subdivision) and 29 (Zoning) to create a Unified Development Ordinance that will:

- Implement *Columbia Imagined*
- Focus public involvement
- Reformat and reorganize
- Streamline administration
- User-friendly
- Incorporate targeted form-based controls for downtown



PROJECT TIMELINE

1. Initial Scoping, Analysis & Direction



2. Detailed Outline of Development Code



3. Staff Drafts of Revised Development Code (3 Modules)

Spring 14
to
Spring 15

4. Public Drafts of Revised Development Code (3 Modules)

5. Code Testing

Summer
2015

6. Refinement & Adoption

Fall - Winter
2015

DRAFTING THE DEVELOPMENT CODE

NEW UDO CHAPTERS:

29-1: General Provisions

29-2: Zoning Districts

29-3: Permitted Uses

29-4: Form & Development Controls

29-5: Procedures & Enforcement

Three Drafting Stages:

- **Module 1**
(Initial Public Draft Complete)
 - Zone Districts
 - Permitted Uses
- Module 2 (TODAY)
 - Form & Development Controls
- **Module 3 (February 2015)**
 - General Provisions
 - Procedures & Enforcement

MODULE 2

INTEGRATE CURRENT FORM AND DEVELOPMENT CONTROLS

Chapter 29 (Zoning)

Screening and
landscaping (29-25)

Height and area
exceptions (29-26)

Off-street parking and
loading (29-30)

Outdoor lighting (29-30.1)



Chapter 12A (Land Preservation)

Tree Preservation and
Landscaping Requirements
(Article III)

Erosion Control (Article IV)

Stormwater Management
(Article V)

Stream Buffer Requirements
(Article X)



Chapter 25 (Subdivision)

Streets (Article IV)

Sidewalks (Article VI)

Lots (Article VII)

Chapter 23 (Signs)

CHAPTER 29-4

FORM AND DEVELOPMENT CONTROLS

New INTEGRATED Chapter 29-4

29-4.1 Dimensional Summary Table

29-4.2 M-DT District Form-based Controls (NEW)

29-4.3 Subdivision Standards (Relocated from 25)

29-4.4 Parking and Loading

29-4.5 Landscaping and Screening

29-4.6 Stormwater and Natural Resources (Relocated from 12A)

29-4.7 Exterior Lighting

29-4.8 Design Standards and Guidelines (NEW)

29-4.9 Neighborhood Protection Standards (NEW)

29-4.10 Sign Standards (Relocated from 23)

29-4.11 Operation and Maintenance Standards (NEW)

NEW STANDARDS

New standards to implement *Columbia Imagined* and community interests include:

- Individual M-DT Building Form Standard Frontages (29-4.2)
- Avoidance of Sensitive Areas (29-4.3(b))
- Property Edge Buffering (29-4.5(e))
- M-F Residential, Commercial, Public, and Institutional Design Standards (29-4.8(c))

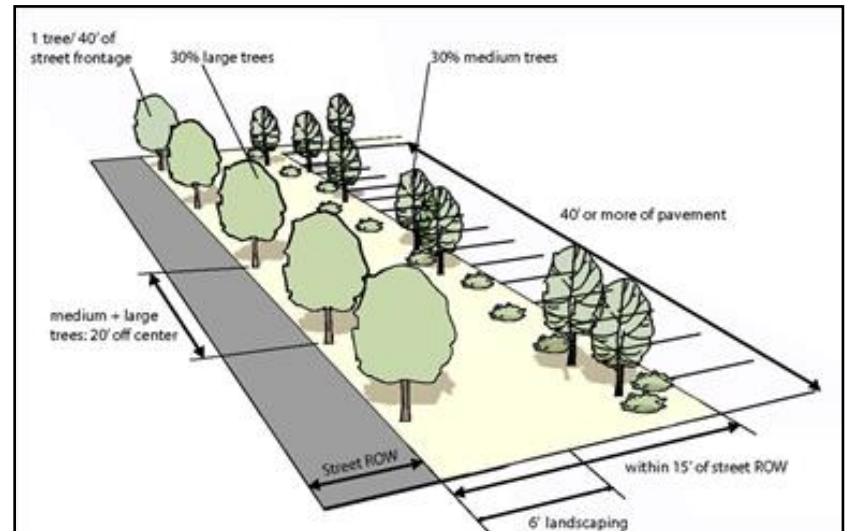


TABLES AND GRAPHICS

- Consolidates and clarifies text in new tables (e.g., dimensional summary tables)
- Revises existing tables (e.g., required parking table)
- Illustrates technical concepts and definitions with graphics (e.g., street frontage landscaping)

Table 4.1-1: Dimensional Standards for Residential Districts

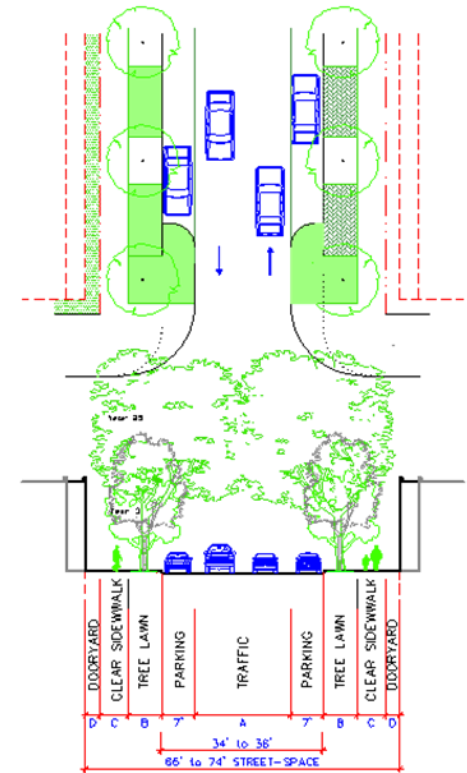
Standard	R-1	R-2 [1]	
		Current	Cottage
Lots			
Minimum Lot Area (sq. ft.)			
One-Family Dwelling	7,000	5,000	3,000
One-Family Attached Dwelling		5,000	3,000
Two-Family Dwelling		7,000	
Multiple Family Dwelling			
Sorority or Fraternity			
CRCC			
Lot area if no public or community sewer [4]	15,000	15,000	15,000



TECHNICAL CRITERIA & APPENDIX A

- Relocates Technical Criteria (not zoning provisions) to **existing Appendix A – “Design Standards for Streets, Sidewalks, and Bikeways” (2004)**
- Appendix A will include suggested M-DT cross-sections (streets and alleys)

Table 4.3-2: Street Grades		
Street Type	Grade (min.)(%)	Grade (max.)(%)
Freeway	4	0.3
Expressway	4	0.3
Arterial, urban	6	0.5
Arterial, rural	7	0.5
Collector	8	0.5
Local, nonresidential	8	0.75
Local, residential	10	0.75



MODULE 2

SECTION-BY-SECTION

DIMENSIONAL SUMMARY TABLE (29-4.1)

Table 4.1-1: Dimensional Standards for Residential Districts				
	District			
Standard	R-1	R-2 [1]		R-MF
		Current	Cottage	
Lots				
Minimum Lot Area (sq. ft.)				
One-Family Dwelling	7,000	5,000	3,000	5,000
One-Family Attached Dwelling		5,000	3,000	5,000
Two-Family Dwelling		7,000		7,000
Multiple Family Dwelling				2,000 per du
Sorority or Fraternity				
CRCC				No mix, but max density 17du/ac
Lot area if no public or community sewer [4]	15,000	15,000	15,000	

[1] All R-2 lands are subject to Current Standards until they request application of the Cottage Standards, and that request is approved by the city.
 [2] Or 45 ft. if two side yards at least 15 ft. in width are provided.
 [3] Provided that each building setback is increased one (1) foot above the zone district residential building minimum for each one (1) foot of additional building height above the residential building maximum.
 [4] The minimum lot area for on-site septic is subject to Health Department approval based, in part, on distances between the lot and existing public sewer mains. This lot area could be greater, conditional, or denied on a case-by-case basis.

- Consolidates individual zone district dimensional standards in Ch. 29-2
- Three tables
 - Residential Districts
 - Mixed-Use Districts
 - Special Districts
- Includes table footnotes

[1] R-2 is subject to Current Standards until a request for Cottage Standards is made and approved (Module 3)

[4] Min. lot areas for on-site septic is subject to Health Department approval

DIMENSIONAL SUMMARY TABLE (29-4.1)

Table 4.1-1: Dimensional Standards for Residential Districts				
Standard	District			
	R-1	R-2 [1]		R-MF
		Current	Cottage	
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Minimum Lot Area (sq. ft.)				
One-Family Dwelling	7,000	5,000	3,000	5,000
One-Family Attached Dwelling		5,000	3,000	5,000
Two-Family Dwelling		7,000		7,000
Multiple Family Dwelling				2,000 per du
Sorority or Fraternity				
CRCC				No mix, but max density 17du/ac
Lot area if no public or community sewer [4]	15,000	15,000	15,000	

Notable Dimensions:

- Reduced from 7,000 (Module 1) to align w/ R-2
- Allows duplexes but not SF attached homes
- Based on existing R-3 (2,500 s.f./du) and R-4 (1,500 s.f./du)
- Addresses gap in existing code

SPECIAL DIMENSIONAL STANDARDS (29-4.1(B))

New Sustainable Development Incentives (R-1 or R-2)

- **Solar Orientation Density Bonus**
 - IF 75% of lots oriented within 15 degrees of true east-west
 - THEN, 10% more lots permitted
- **Rural Cluster Density Bonus**
 - IF 50% of subdivision preserved for Open Space
 - THEN, 10% more lots permitted



<http://science.howstuffworks.com/environmental/energy/solar-cell5.htm>

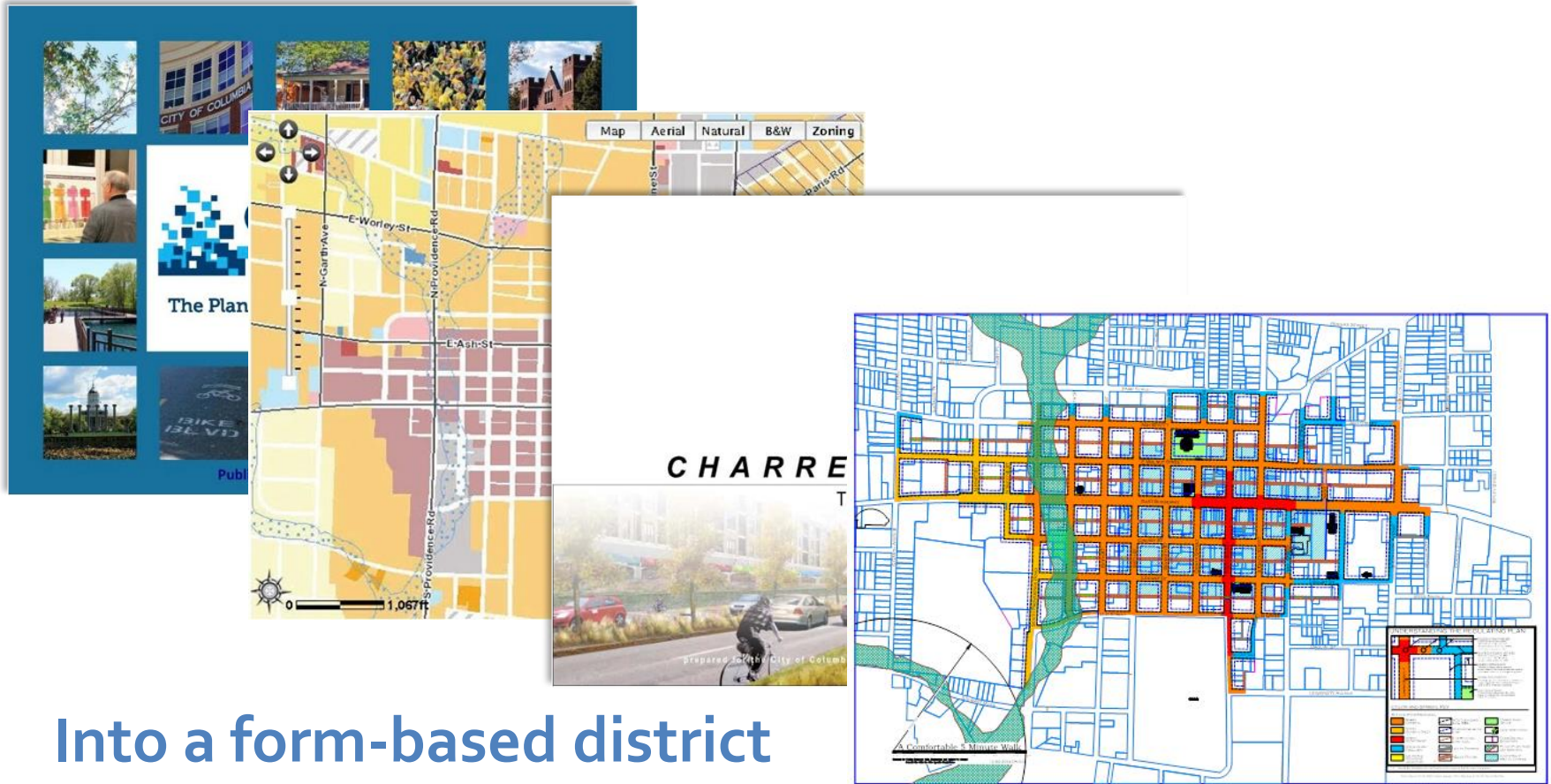
M-DT FORM-BASED CONTROLS

PREPARED BY:

FERRELL
MADDEN

M-DT FORM-BASED CONTROLS (29-4.2)

Translate policies, illustrative plans, and concepts



Into a form-based district

M-DT FORM-BASED CONTROLS (29-4.2)

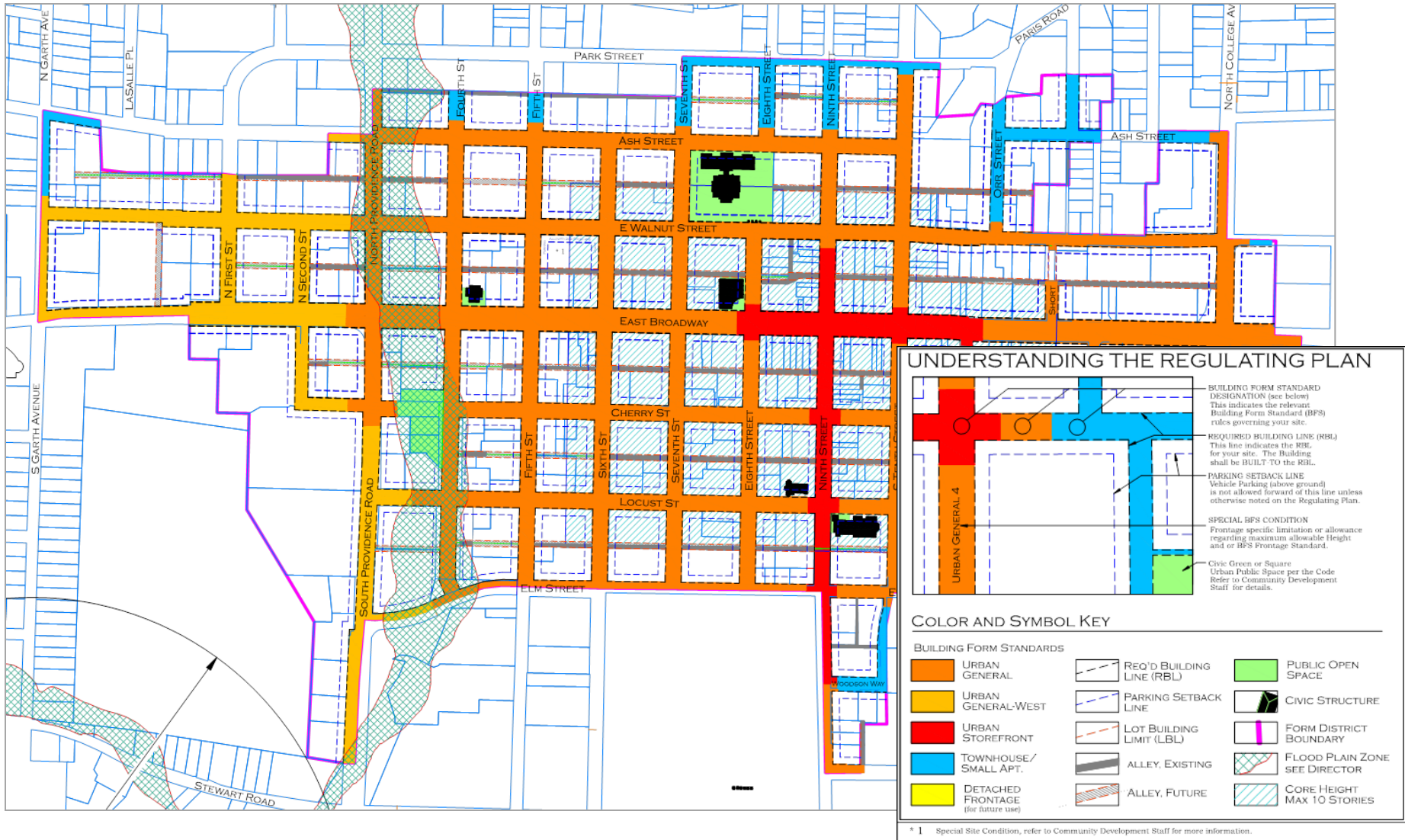
Think Different!

- Place-making: character & form of the whole district
- Pedestrian friendly: compact, walkable, and mixed-use
- Context & scale

FORM-BASED CODE COMPONENTS

- **Regulating Plan**
- **Building Form Standards**

THE REGULATING PLAN



BUILDING FORM STANDARDS (BFS): GENERAL (29-4.2(D))

(d) General Building Form Standards

The Building Forms detailed in this section establish the standards and parameters for new development and redevelopment within the M-DT District. The following standards apply to all Building Form Standard frontages, unless expressly stated otherwise within an individual Building Form Standard or otherwise designated on the Regulating Plan.

(1) Transitions

When the Building Form Standard designation shown on the Regulating Plan changes along a property's Required Building Line, that property owner has the option of applying either Building Form Standard for a maximum additional distance of 50 feet along that Required Building Line.

(2) Façade Composition

"Façade composition" is the arrangement and proportion of façade materials and elements (windows, doors, columns, pilasters, bays).

"Complete and discrete" distinguishes one part of the Façade from another to break down the perceived scale of large buildings and provide a better pedestrian experience..

- (i) For each Block Face, Façades along the Required Building Line shall present a Complete and Discrete Vertical Façade Composition to maintain and/or create the pedestrian-scale for the Street-Space, at no greater than the average street frontage lengths specified in the Individual Building Form Standard Frontage standards.⁵¹¹
- (ii) To achieve a Complete and Discrete Vertical Façade Composition within a street frontage requires, at a minimum, subsection (A) below and at least two additional items from subsections (B) through (E) below:
 - (A) Clearly different Ground Story Façade

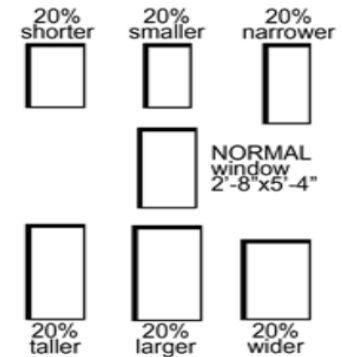


Figure 4.2-1: Façade Composition, Width or Height: Width Ratio

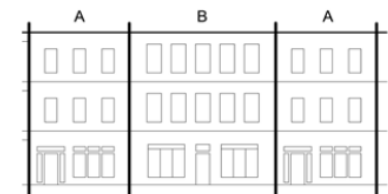


Figure 4.2-2: Different Façade Bay Configurations

BUILDING FORM STANDARDS: INDIVIDUAL (29-4.2(E))

(e) Individual M-DT Building Form Standard Frontages

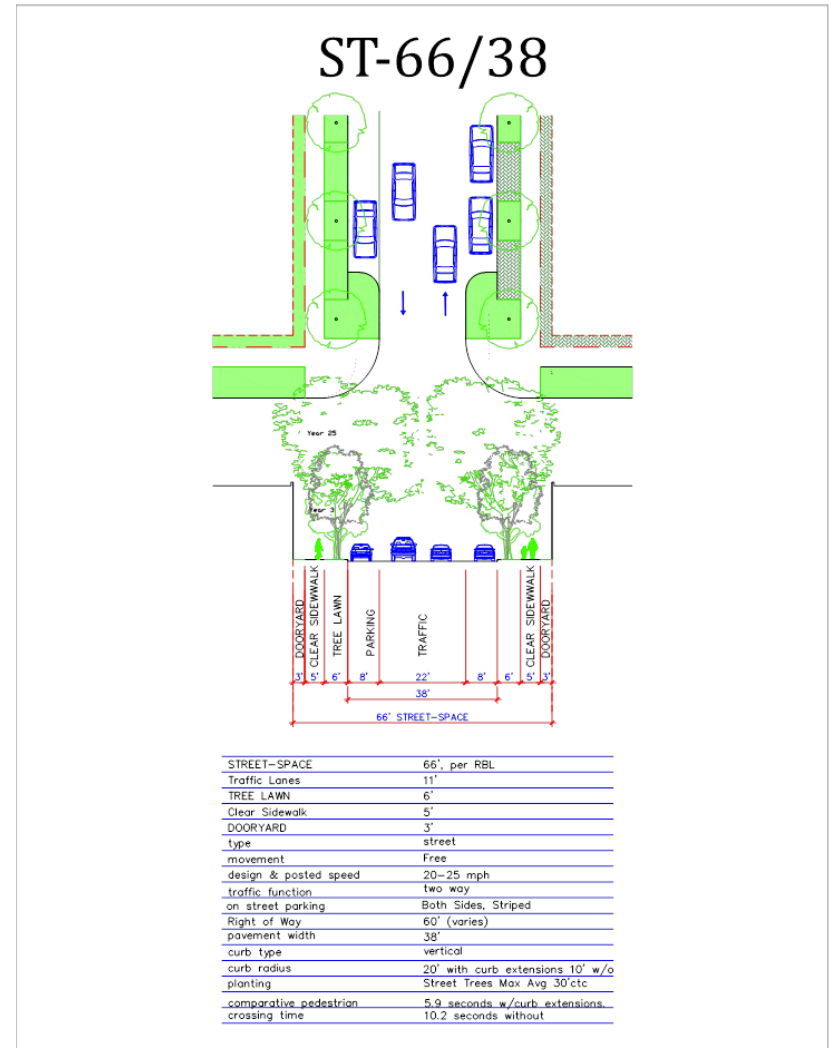
This Section describes the intent and the standards applicable to each Individual Building Frontage Type designated on the Regulating Plan. The four Individual Building Frontage Types are:

- Urban General/Urban Storefront
- Urban General – West
- Townhouse/Small Apartment
- Detached

Photos are provided to illustrate each frontage type and are advisory only. Where the statements of intent or photographs are inconsistent with the standards, the standards shall apply.

URBAN SPACE STANDARDS (29-4.2(F))

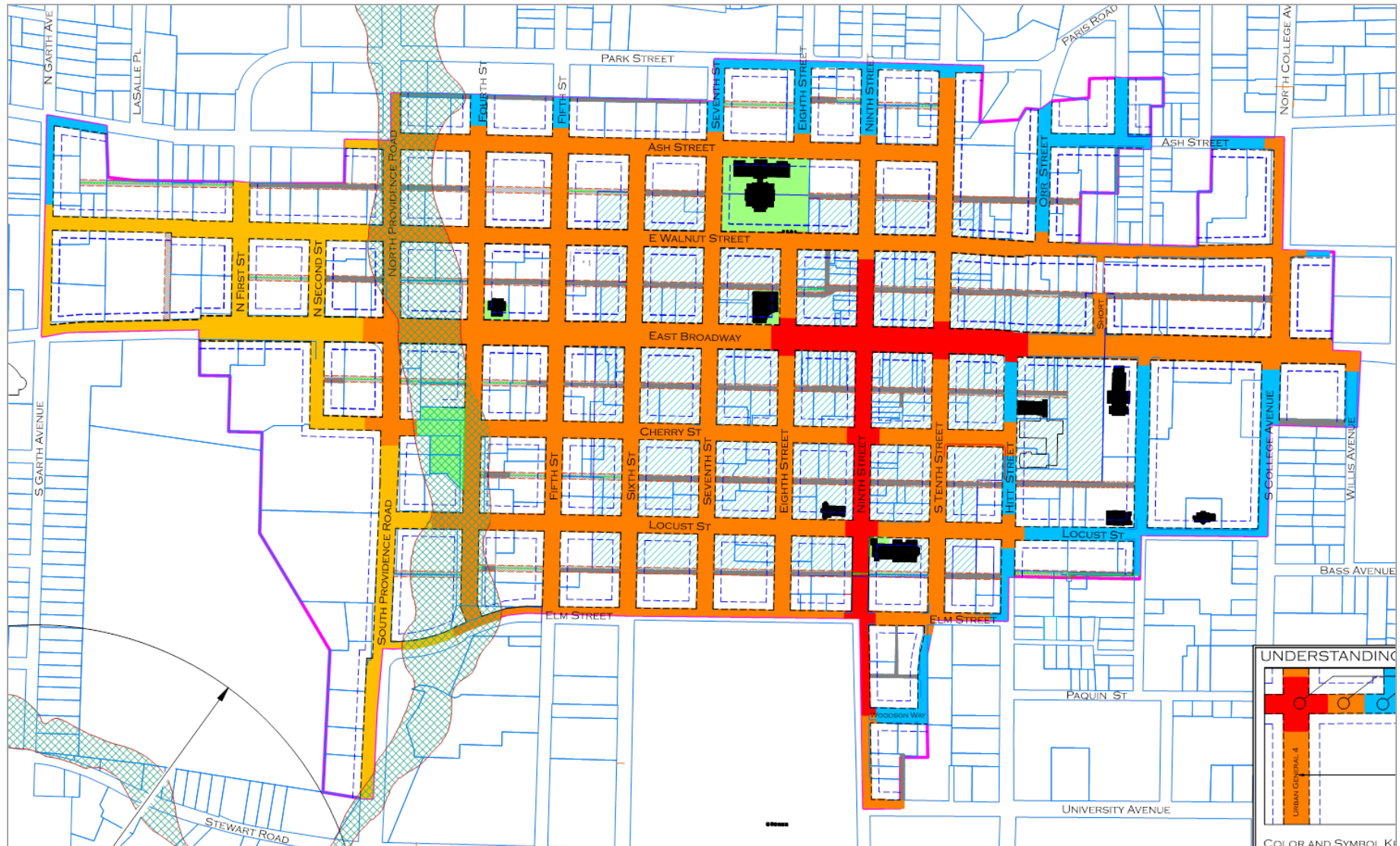
- Street Type
- Streetscape



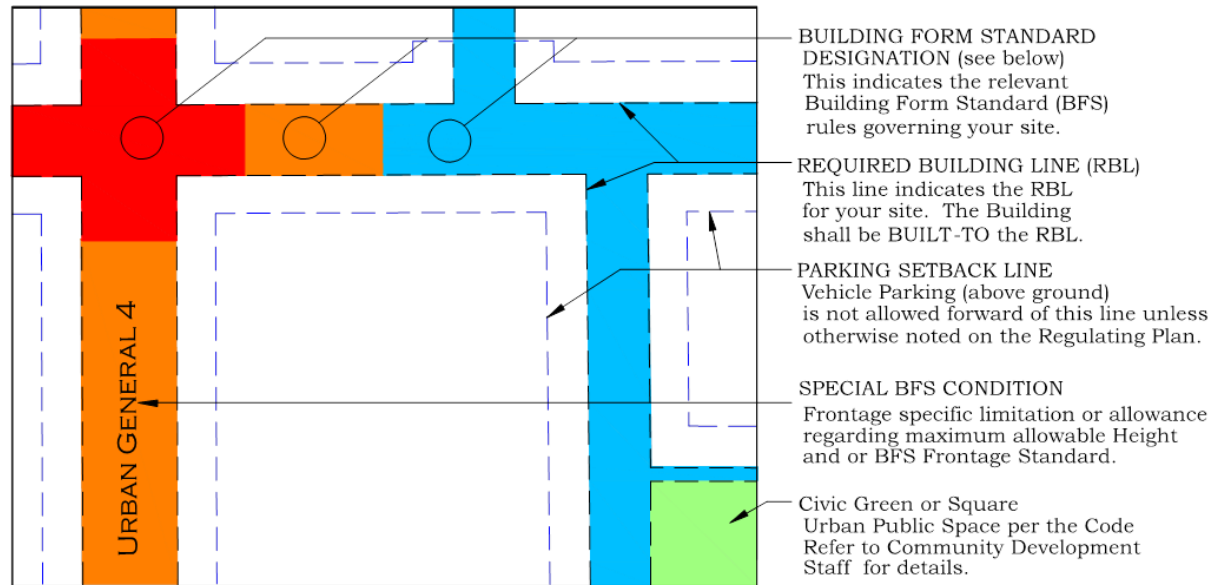
HOW TO USE A FORM-BASED CODE

- **Regulating Plan**
- **Building Form Standards**

REGULATING PLAN


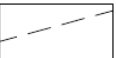









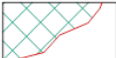





UNDERSTANDING THE REGULATING PLAN



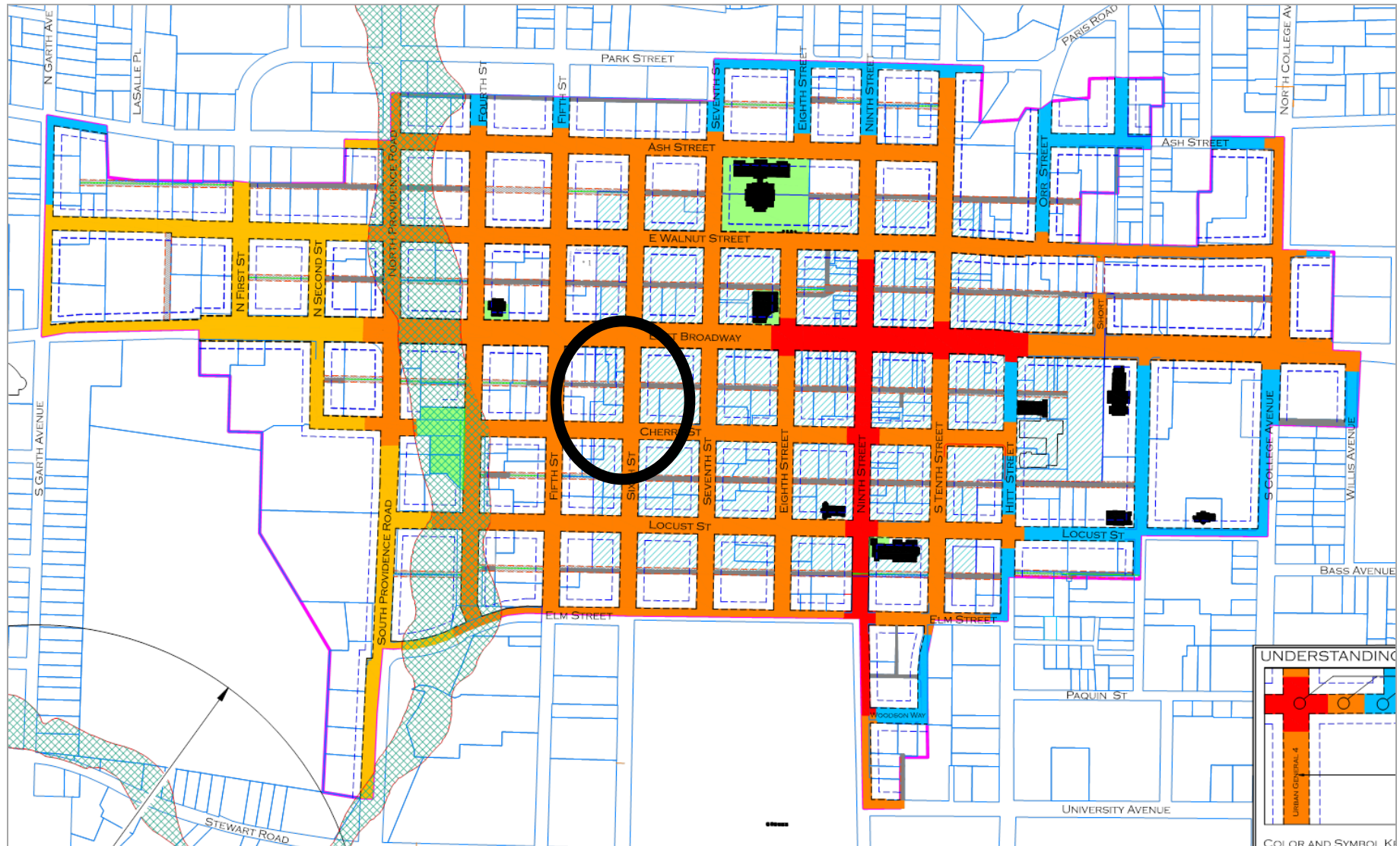
COLOR AND SYMBOL KEY

BUILDING FORM STANDARDS

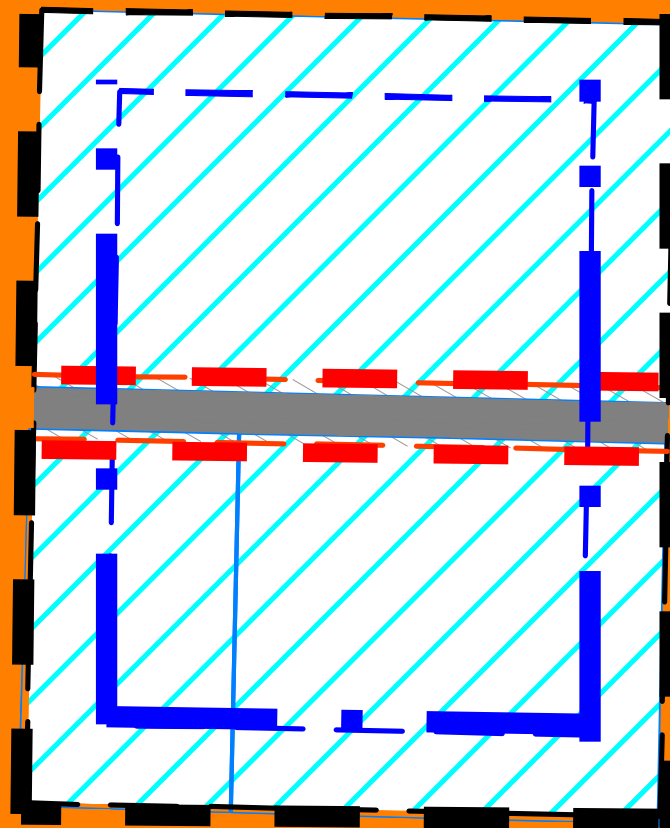
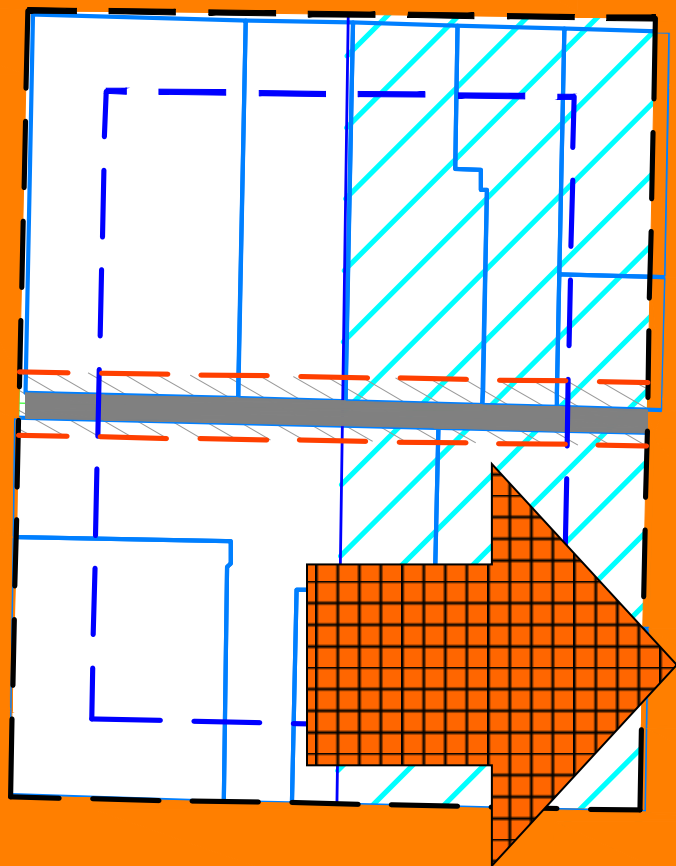
	URBAN GENERAL		REQ'D BUILDING LINE (RBL)		PUBLIC OPEN SPACE
	URBAN GENERAL-WEST		PARKING SETBACK LINE		CIVIC STRUCTURE
	URBAN STOREFRONT		LOT BUILDING LIMIT (LBL)		FORM DISTRICT BOUNDARY
	TOWNHOUSE/ SMALL APT.		ALLEY, EXISTING		FLOOD PLAIN ZONE SEE DIRECTOR
	DETACHED FRONTAGE (for future use)		ALLEY, FUTURE		CORE HEIGHT MAX 10 STORIES

* 1 Special Site Condition, refer to Community Development Staff for more information.

REGULATING PLAN



EAST BROADWAY

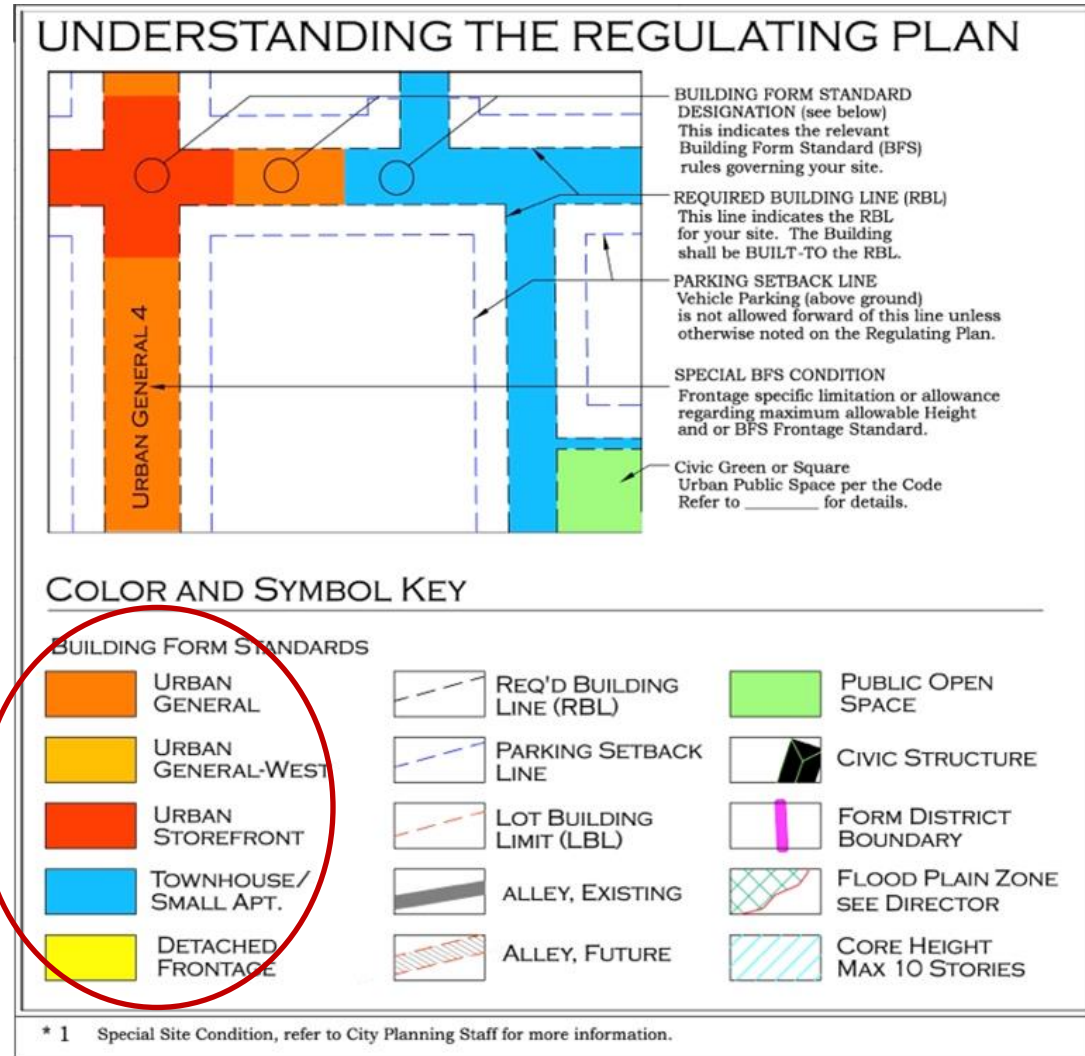


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REGULATING PLAN: KEY

Building Form Standards



BUILDING FORM STANDARDS

Illustrations and Intent

(1) Urban General/Urban Storefront Frontages

(i) Illustrations and Intent

Urban General is to be used for those properties fronting the orange Street-Spaces on the Regulating Plan. Urban Storefront is to be used for those properties fronting on the red colored Street-Spaces on the Regulating Plan.

Urban General is the basic urban street frontage, once common across the United States. The purpose of this frontage is to develop multi-story buildings placed directly at the sidewalk with one or more entrances and windows across the Façade. The uses range from commercial to residential, municipal to retail and restaurants— and combinations of all of the above. There could be several buildings lined up shoulder to shoulder, filling out a Block, or on smaller Blocks, a single building might fill the Block Face.



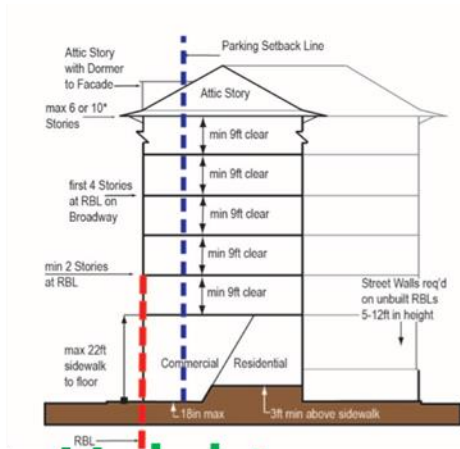
Small mixed-use buildings with individual Shopfronts.



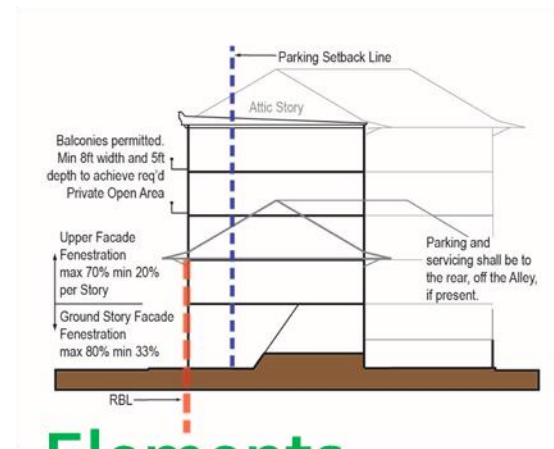
Large mixed-use buildings with Shopfronts and vertical facade composition to provide pedestrian scale



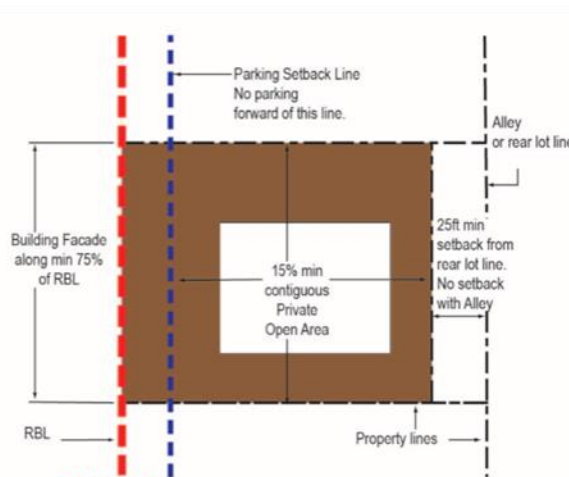
BUILDING FORM STANDARDS: REGULATIONS



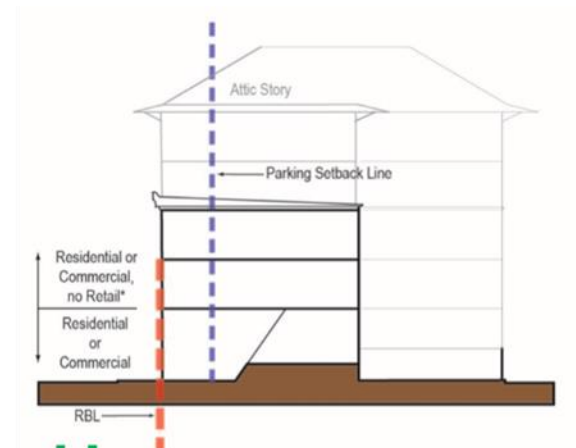
Height



Elements



Siting



Uses

M-DT BUILDING FORM STANDARDS: FRONTAGES

- Urban General/Urban Storefront
- Urban General – West
- Townhouse/Small Apartment

URBAN GENERAL & URBAN STOREFRONT

(i) Urban General/Urban Storefront Frontages

(i) Illustrations and Intent

Urban General is to be used for those properties fronting the orange Street-Spaces on the Regulating Plan. Urban Storefront is to be used for those properties fronting on the red colored Street-Spaces on the Regulating Plan.

Urban General is the basic urban street frontage, once common across the United States. The purpose of this frontage is to develop multi-story buildings placed directly at the sidewalk with one or more entrances and windows across the Façade. The uses range from commercial to residential, municipal to retail and restaurants— and combinations of all of the above. There could be several buildings lined up shoulder to shoulder, filling out a Block, or on smaller Blocks, a single building might fill the Block Face.



Small mixed-use buildings with individual Shopfronts.



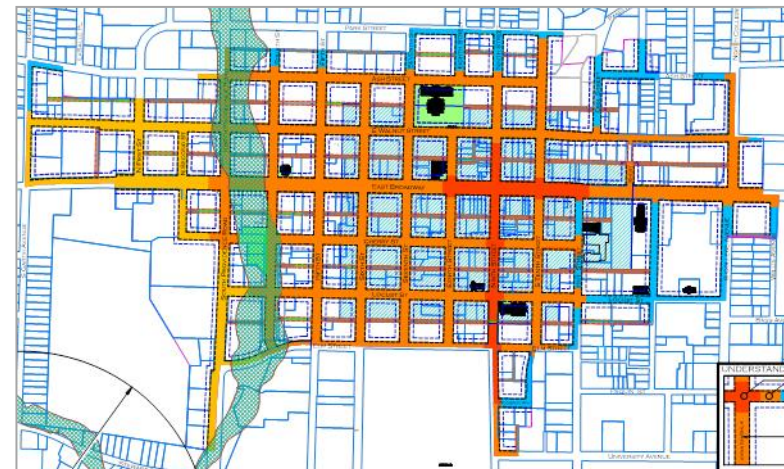
Large mixed-use buildings with Shopfronts and vertical facade composition to provide pedestrian scale



Transparent Ground Story Facades provide views between interior and exterior, enlivening the sidewalk.



Shopfronts line the Ground Story, with offices or residences above.



URBAN GENERAL - WEST

(2) Urban General – West Frontage⁵²⁹

(i) Illustrations and Intent

This frontage is to be used in those portions of the Regulating Plan colored gold.

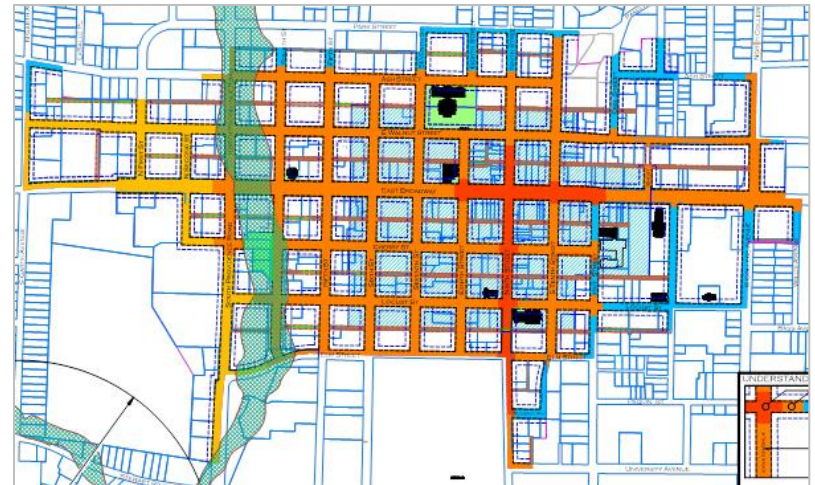
The Urban General-West frontage addresses the evolving area of west Downtown Columbia. Given Columbia's emphasis on sustainability and multi-modal transportation issues, more compact, urban land-use patterns are appropriate for this area. This frontage fosters single and multi-story buildings, placed to the front of their lot, with windows and one or more entrances onto the sidewalk. The uses may range from commercial to residential, municipal to retail and restaurants. Several buildings could stand shoulder to shoulder along a Block Face, or a single building might fill a smaller block. Less intense than downtown, this frontage anticipates a gradual increase in pedestrian traffic over time. It provides improved pedestrian connectivity and transition to the adjacent neighborhoods. The photos illustrate the range of buildings that could be constructed under this frontage.



National chains can provide street-oriented buildings.



This frontage can accommodate large format, single use buildings or compact, mixed-use ones.



TOWNHOUSE & SMALL APARTMENT

(3) Townhouse/Small Apartment Frontage

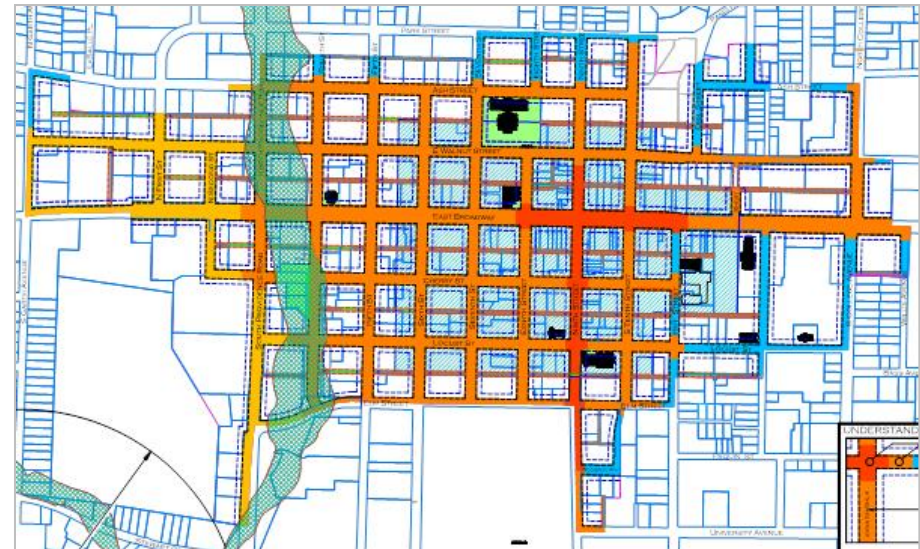
(i) Illustrations and Intent

This frontage is to be used for those properties fronting a blue colored Street-Space on the Regulating Plan.

The Townhouse/Small Apartment frontage is of moderate intensity, often created by a series of smaller attached structures configured as single-family residential or stacked flats. This Building Form Standard has regular Street-Space entrances as frequently as eighteen (18) feet. The character and intensity of this frontage varies depending on the Street-Space and the location of the Required Building Line—the buildings may be placed up to the sidewalk with Stoops, or further back with small Dooryard gardens and/or Front Porches. Similar in scale to the townhouse and row house, a small apartment is of limited size and can also be used to transition from the more intense areas of the M-DT District to adjacent single-family neighborhoods. It is anticipated that the pedestrian activity along these frontages will vary considerably based on the time of day and week. This frontage accommodates office uses. The photos illustrate the range of buildings that could be constructed under the Townhouse/Small Apartment frontage.



This frontage accommodates a range of Townhouses and Small Apartments in a range of building scales and configurations -- but all are street oriented.



FORM-BASED STANDARDS: FAQs

How tall can the buildings be?



FORM-BASED STANDARDS: FAQs

What is a “street wall”?



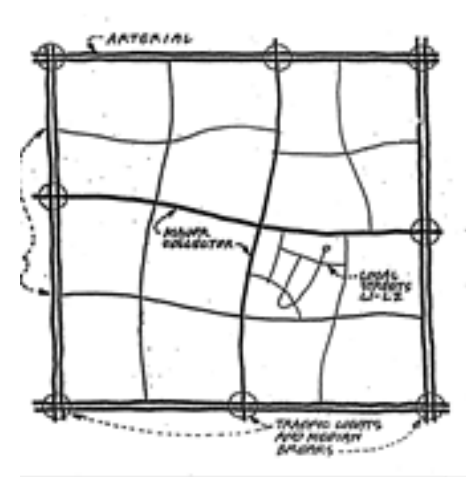
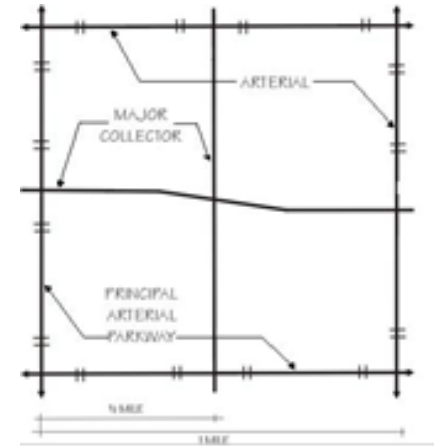
FORM-BASED STANDARDS: OTHER FAQs

- Does M-DT regulate architectural style?
- What's the deal with “civic buildings”?
- Will other regulations still apply?

SUBDIVISION STANDARDS (29-4.3)

Key Objectives

- Integrate Subdivision and Zoning standards
- Modernize (less “old-fashioned”)
- Encourage Sustainable Development Practices
 - Avoidance of Sensitive Areas
 - Connectivity



SUBDIVISION STANDARDS (29-4.3)

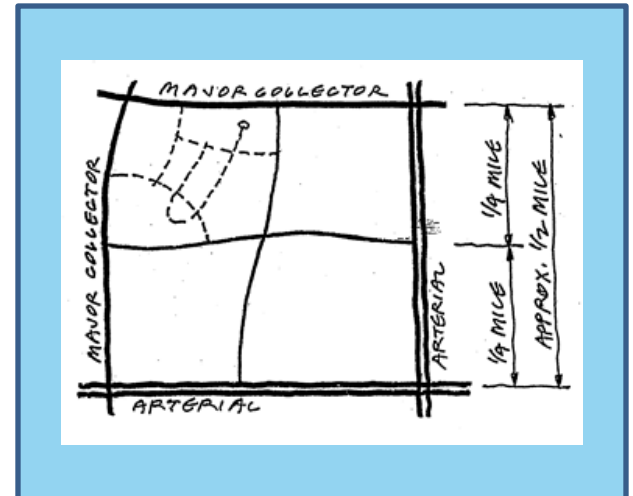
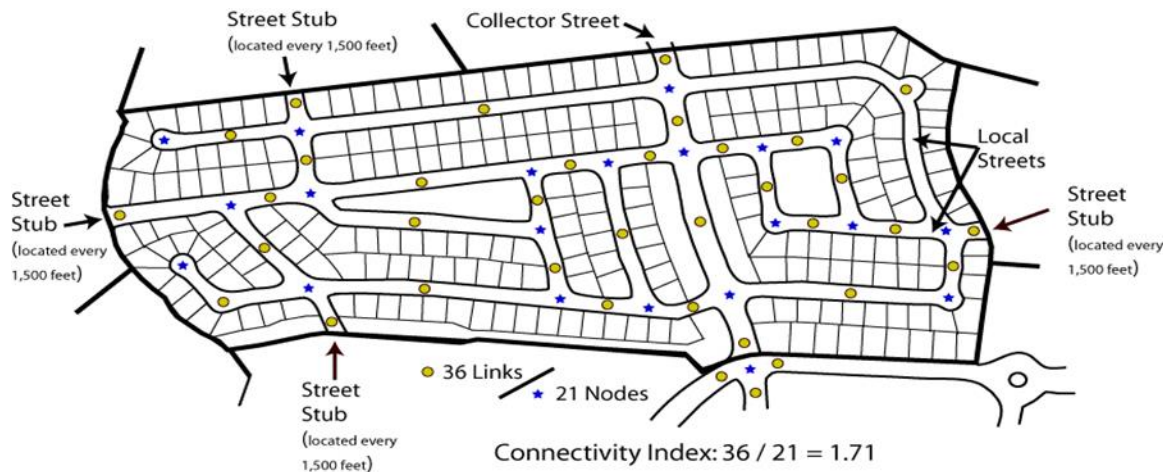
New Standards

Avoidance of Sensitive Areas

- Land Analysis Map
- Subdivision/Re-subdivision requirements
- Adjustment of min. lot size (up to 25%)

Connectivity

- 800 ft. street length (max.)
- 300 ft. long cul-de-sacs (max.)
- 600 ft. block length (max.)
- Clarifies use of Connectivity Index



PARKING AND LOADING (29-4.4)

Key Objectives

- Update existing Parking Table and align with new Permitted Use Table
- Lower required off-street parking standards, if possible
- Align with C-2 interim ordinance

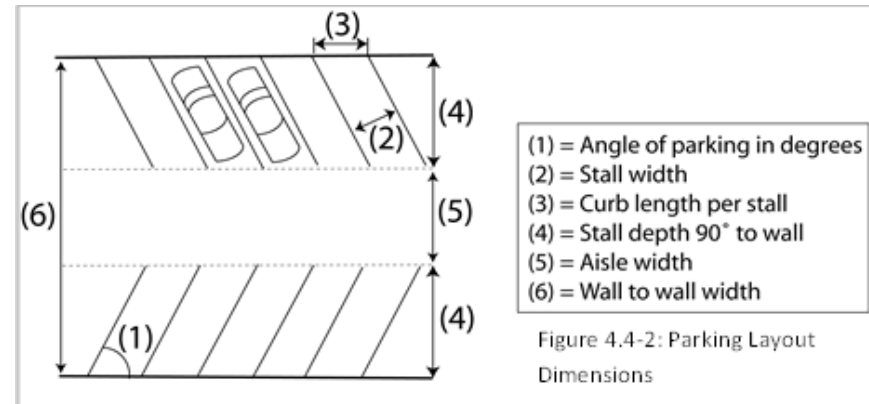
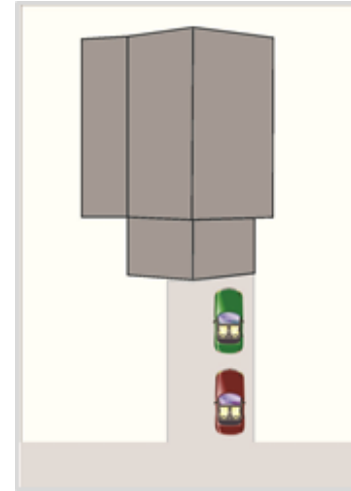


Figure 4.4-2: Parking Layout Dimensions

PARKING AND LOADING (29-4.4)

**Table 4.4 – 1: Minimum Required Off-Street Parking
(and Maximum Permitted Off-Street Parking for Selected Uses)**
sf = square feet; gfa = gross floor area

New Category	Current Standard	Proposed Standard
RESIDENTIAL USES		
Household Living		
Dwellings, One-Family Detached	2 spaces/dwelling	2 spaces/dwelling unit
Dwelling, One-Family Attached	2 spaces/dwelling unit	
Dwelling, Multi-family	1.0 spaces/dwelling unit for "efficiency" apartment (i.e., units without a separate bedroom); 1.5 spaces/dwelling unit for 1 bedroom units; 2 spaces/dwelling unit for 2 bedroom units; 2.5 spaces/dwelling unit for 3 or more bedroom units; In addition to required parking for residents, 1 space/5 dwelling units will be required for visitor parking	1 space/dwelling unit containing 2 or fewer bedrooms; and 1.5 space/dwelling unit containing more than 2 bedrooms; and 1 space/10 dwelling units for visitor parking
Manufactured Home Park	1 space/dwelling unit	2 spaces/dwelling unit
Second Primary Dwelling Unit		1 space/dwelling unit
Group Living		
Dormitory/Fraternity/Sorority	1 space/2 occupants the building is ultimately designed to accommodate Community development director may reduce requirements for dorms by not more than 20% during such periods students are not permitted autos.	Dormitory: 1 space/ 1,000 sf gfa Fraternity/Sorority: 1 space/person capacity of permanent sleeping facilities.

- Module shows current and proposed standards
- Few revisions to household living
- Simplifies and reduces some M-F requirements
- Generally, revises standards to be based on s.f. (e.g. not employees)
- Retail now at 1/300 s.f.
- Revises ADUs to 1 space regardless of bedrooms
- Generally exempts M-DT from off-street parking requirements

PARKING AND LOADING (29-4.4)

Parking Alternatives

Allows reduction in required off-street spaces

- Transit Incentives
- Shared Parking
- Credit for Public Parking

Table 4.4-2: Shared Parking Reduction Factors

Property Use	Residential	Public and Institutional	Food, Beverage, and Indoor Entertainment, Lodging, or Religious Assembly	Retail Sales and Personal Services	Office & Other Commercial
Residential					
Public and Institutional	1.1				
Food, Beverage, and Indoor Entertainment, Lodging or Religious Assembly	1.1	1.2			
Retail Sales and Personal Services	1.2	1.3	1.3		
Office & Other Commercial	1.3	1.5	1.7	1.2	

LANDSCAPING AND SCREENING (29-4.5)

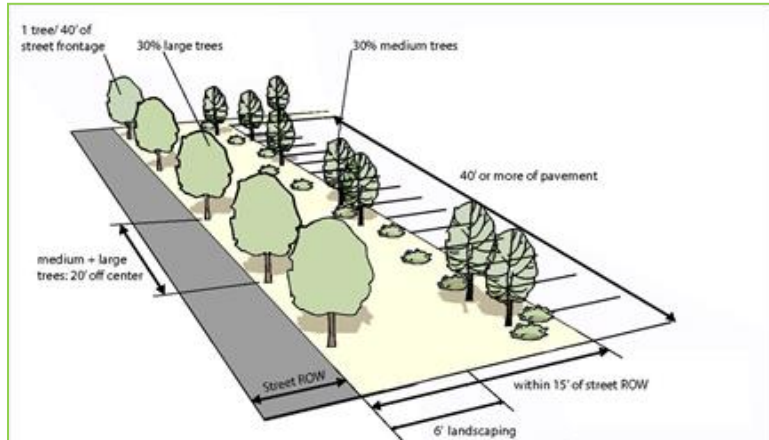
Key Objectives

- Incorporate Chapter 12A (Land Preservation Act)
- Incorporate staff-suggested revisions to existing Sec. 29-25 (Screening and Landscaping)
- Distinguish
 - Lot frontage landscaping
 - Property edge buffering
 - Parking area landscaping
- Allow for administrative adjustment in M-DT

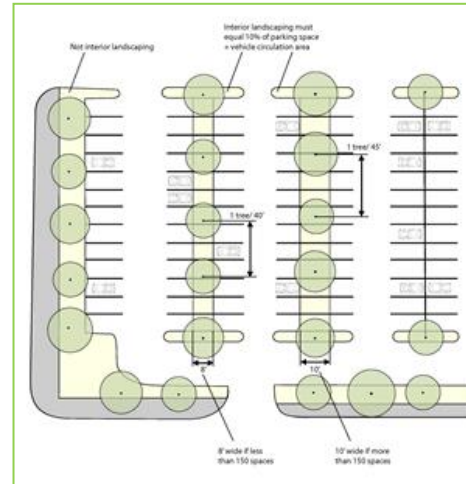


https://www.gocolumbiamo.com/ParksandRec/Parks_and_Facilities/stopthespread.php

LANDSCAPING AND SCREENING (29-4.5)



Street Trees (29-4.5(d))



Parking Area Landscaping (29-4.5(f))

Table 4.5-2: Transitional Screening and Buffering											
Use of Subject Property											
Use of Adjacent Properties	Adjacent Zone District	Applicant's Use	Single-Family		Multi-Family		Mixed-Use		Commercial	Industrial	
	Zone District	Structure Type	Res.	Non-Res.	Res.	Non-Res.	Vert.	Horiz.	1-3 Stories	3+ Stories	
	Single-Family	Residential	0	2	1	2	3	3	3	4	4
		Non-Residential	2	0	2	1	1	1	1	2	
	Multi-Family	Residential	1	2	0	2	2	2	3	4	4
		Non-Residential	2	0	1	0	1	1	1	2	
	Mixed-Use	Vertical	3	1	2	1	0	0	1	2	4
		Horizontal	3	1	2	1	0	0	0	1	
	Commercial	1-3 Stories	3	1	3	1	1	0	0	0	4
		3+ Stories	4	2	4	2	2	1	0	0	4
Industrial	--	4	4	4	4	4	4	4	4	0	

Table 4.5-3: Tree Preservation Credits	
Caliper of Preserved Tree (in.)	Reduction in Number of Required Trees
Over 12 in. DBH	3
Over 8 in. to 12 in. DBH	2
5 in. to 8 in. DBH	1

Tree Preservation Credits (29-4.5(g)(2))

Property Edge Buffering (29-4.5(e)(2))

STORM WATER AND NATURAL RESOURCES (29-4.6)

NEW Section

- **Integrates development standards from Ch. 12A**
 - Stormwater
 - Drainage
 - Erosion Control
- Carries most provisions forward
- Mostly reorganization and reformat revisions
- Relocates relevant definitions to Ch. 29-1

Table 4.6-4: Stream Setbacks

Land Use	Setback (ft.)
Storage and use of hazardous substances	300
Above- or below-ground petroleum storage facilities	300
Drain fields from on-site sewage disposal and treatment systems	200
Raised septic systems	200
Salvage yards or automobile recyclers	600
Confined animal feedlot operations	500
Tilled land (for crops)	200

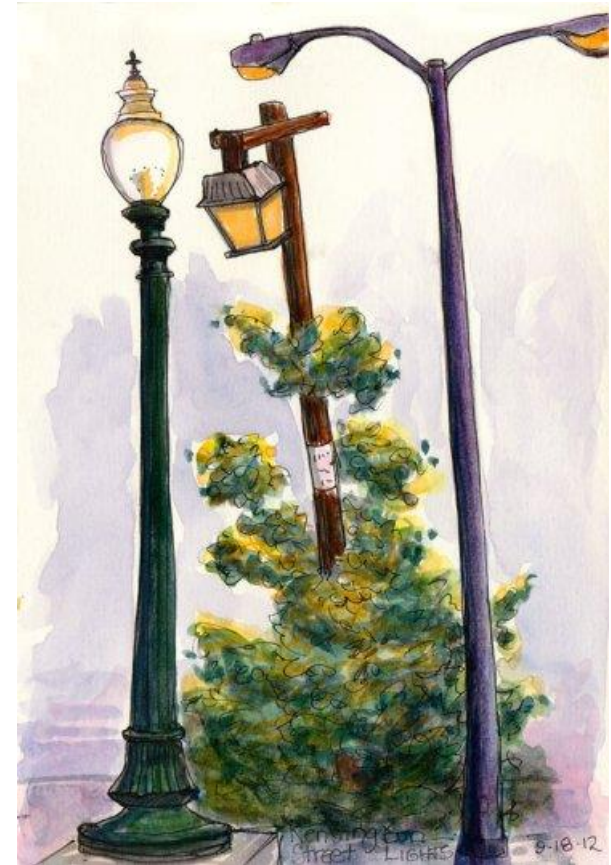
Table 4.6-1: Required Stream Buffer Width

Waterway Type	Required Width (each side)
Type I	100 feet
Type II	50 feet
Type III	30 feet

EXTERIOR LIGHTING (29-4.7)

Key Objectives

- Carry forward current Sec. 29-30.1 (Outdoor lighting)
- Reorganize and reformat
- Focused substantive revisions:
 - Energy efficiency (nighttime use begins when it is dark)
 - Glare reduction (full cutoff fixtures)
 - Community safety (nighttime use)
- Relocate definitions to Chapter 29-1.



http://janabouc.files.wordpress.com/2012/09/20120929_kensington-street-lights.jpg

DESIGN STANDARDS AND GUIDELINES (29-4.8)

Objective: Encourage the quality and style of development desired without applying form-based controls to all lots and blocks and use-specific standards to all land uses



New Section

- Generally applicable (except in M-DT and not for SF Homes)
- New Standards
 - Entries
 - Transparency (materials)
 - Wall Plane Articulation
 - Roof Shape
 - Canopies and Awnings

NEIGHBORHOOD PROTECTION STANDARDS (29-4.9)

New Section

- Applies to R-MF District and all lots in any zone district sharing a lot line with R-1 or R-2
- New Standards
 - Building Height
 - Screening and Buffering
 - Parking, Loading, and Circulation
 - Lighting Height

Objective: Address neighborhood concerns about preserving established single - and two – family neighborhoods from inappropriately scaled development within or adjacent to the neighborhood



[http://www.zillow.com/homedetails/807-N-Ann-St-Columbia-MO-](http://www.zillow.com/homedetails/807-N-Ann-St-Columbia-MO-65201/58713922_zpid/)

[65201/58713922_zpid/](http://www.zillow.com/homedetails/807-N-Ann-St-Columbia-MO-65201/58713922_zpid/)

SIGN STANDARDS (29-4.10)

Key Objectives

- Integrate Ch. 23 (Signs)
- Reorganize and reformat
 - Includes new residential, business, and M-DT sign tables (29-4.10(d))
 - Consolidates sign type regulations (29-4.10(e))
- Relocate definitions to Ch. 29-1
- Incorporate graphics
- Review, generally, for content-based standards

Table 4.10 – 1: Residential Use Signs – Identification (ID) & Sale/Rent						
	Single- or Two- Family		Multiple-Family		Manufactured Home	Land
Type	ID	Sale/Rent	ID	Sale/Rent	ID	Sale/Lease
Maximum Number	1/each street frontage				See Section 29-4.10(f)(1)	1/lot
Maximum Area	4 sq. ft.	4 sq. ft.	15 sq. ft.	4 sq. ft.		Lots greater than 1 acre: 12 sq. ft./acre; 32 sq. ft. (max) Lots less than 1 acre: 12 sq. ft.
Location	On premises					
Other						



OPERATION AND MAINTENANCE STANDARDS (29-4.11)

NEW Section

Key Objectives

Consolidate existing maintenance standards scattered throughout code:

- Landscaping
- Parking Area
- Sign
- Stormwater Management Facilities

Incorporate Operating Standards

- Glare, Noise, Odors
- Smoke, Vibration, Hazardous Materials
- Materials and Waste Handling
- Electromagnetic and Nuclear Radiation
- Nuisances



<http://www.treehugger.com/bikes/the-cutting-edge-bicycle-lawnmowing.html>

QUESTIONS?



NEXT STEPS

- **Module 3: Procedures and Enforcement**
 - Include all relevant feedback following Module 2 in Module 3 draft material
 - Release Public Draft February 2015
- **Code Testing**
 - Test select development scenarios
 - Summer 2015
- **Code Refinement**
 - Create Integrated Draft (considers Module 1 – 3 public comments)
 - Fall 2015



Questions & Discussion

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& check out:

[http://www.gocolumbiamo.com/
community_development/planning/de
v_code_project/index.php](http://www.gocolumbiamo.com/community_development/planning/dev_code_project/index.php)

